ATLANTA REAL ESTATE NEWS

AREN

THE NOVEMBER ISSUE

01 / 2026

DEVELOPMENT • NEIGHBORHOODS • ATLANTA LIFE

A new center *of gravity.*

Chamblee’s next chapter—and the projects reshaping how Atlanta lives.

THE MARKET IN CONTEXT / 03

BUCKHEAD’S NEXT ACT / 06

AFTER DARK / 13

Chamblee City Hall, March 2026. Context photograph; proposed development not pictured.

The city, *in perspective.*

FROM THE EDITORIAL DESK

A home is part of a larger place. The streets around it, the businesses nearby, the public spaces people use and the projects still on paper all influence how that place works.

This first AREN edition brings those connections together. It starts with a land closing in Chamblee, then follows changes in Buckhead, Sandy Springs and the Beltline before making room for housing, business and culture.

Our approach is straightforward: explain what has happened, separate it from what is promised, and identify the next detail worth watching. A proposal is the beginning of a story. It is not the finished neighborhood.

Prepared November 8, 2026. This pilot draws on existing AREN reporting and its recorded source checks. Dates and project plans may change after those checks.

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ARA / FMLS • 11-COUNTY METRO ATLANTA

More choice. *A slower sales pace.*

21,053

ACTIVE LISTINGS

6.7% more than a year earlier

3,680

Homes sold

18.5% fewer year over year

$416,000

Median sale price

1.5% higher year over year

4.9

Months of supply

September inventory measure

Read the period first

These figures describe September closings and inventory, not November transactions. A slower sales count and a stable median can occur at the same time. The median describes the mix of homes sold; it is not a valuation of every property.

Compare the competition

For a particular home, nearby listings, condition and recent comparable sales are more useful than a regional average alone. More inventory gives buyers additional choices, but competition can differ across neighborhoods and price ranges.

Coverage: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Paulding and Rockdale. Source: Atlanta REALTORS® / FMLS September 2026 Market Brief; AREN data record checked November 8. Source link on page 15.

A downtown district *moves a step closer.*

Written by Manley Carlton



340

PLANNED HOMES

Chamblee City Center

Nearby Chamblee City Hall, March 2026. Contextual photograph; the City Center development is not pictured.

Greystar announced November 4 that it had closed on the land for Chamblee City Center at 5520 Peachtree Road. The transaction involved the Chamblee Downtown Development Authority, represented by Stream Realty.

The developer expects construction to begin in November 2026, apartment leasing to start in August 2028 and completion in December 2028. Those are the company’s projected milestones. The announcement establishes the closing; it does not establish that apartments, restaurants or park space are available today.

The project’s 7.24-acre footprint is planned for 340 apartments, more than 29,000 square feet of retail and dining, and a one-acre community park. Greystar identifies studios, one-bedroom and two-bedroom homes, with Vantage Realty Partners curating the commercial tenants.

The planning application describes an assemblage of eight parcels. Its 3525 Broad Street address and the developer’s Peachtree Road address refer to the same broader project. That distinction helps readers connect the new announcement with earlier city documents.

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Source notes and image credits: page 15. Reporting checked 2026-11-05.

The public spaces *are part of the story.*

CHAMBLEE CITY CENTER / CONTINUED

7.24
ACRES

29,000+
SQ. FT. RETAIL + DINING

1 acre
COMMUNITY PARK

The September 2025 design narrative places shops and restaurants around a central Town Green. It describes street-facing entrances along Broad Street and Irvindale Drive, with patios facing the green, plus rooftop terraces that would overlook activity below.

A smaller commercial building on the Peachtree Road side was designed around a potential food-and-beverage use, with a covered outdoor dining area facing the Rail Trail entrance. The narrative also preserves a visual connection between the green and City Hall across Broad Street.

These documents explain the design intent. They do not confirm a restaurant roster, opening hours or the final experience visitors will find. Tenant categories in an application are possibilities, not signed leases.

A January 23, 2026 city action letter confirms that the City Council approved the Development of Community Impact, along with specified variances and waivers, on December 16, 2025. Approval came with conditions tied to the submitted plans and later city review.

Among those conditions, Ingersoll Rand Drive is designated as the primary vehicle exit from the parking deck, subject to the planning director’s review of feasibility. A commercial dumpster servicing plan is also required before a certificate of occupancy to address interference with circulation.

The council denied a request to omit a five-foot pedestrian entrance and walkway through the parking structure. These details give residents concrete access and servicing issues to follow as the development moves toward construction.

AREN’s reading: the public-facing spaces deserve as much attention as the apartment count. A district can become more useful when someone can combine a meal, a walk and an ordinary errand in one visit. Whether this project delivers that convenience will depend on its eventual tenants, connections and day-to-day operations.

For nearby residents, the next useful updates are a documented construction start, any temporary street or pedestrian changes, and named retail tenants. Future renters should look for actual floor plans, rents and move-in availability once leasing materials are released.

For now, use the city documents to understand the intended layout and the developer’s announcement for its current timetable. Treat the planned destination as part of Chamblee’s longer-term picture when comparing neighborhoods.

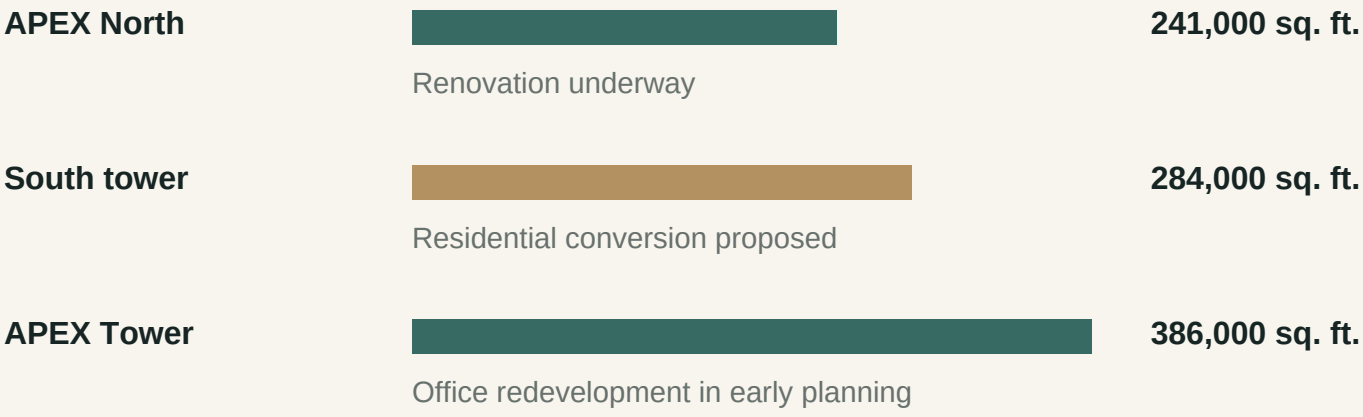
About AREN · Atlanta Real Estate News covers Metro Atlanta real estate, development and the places that shape daily life.

Source notes and image credits: page 15. Reporting checked 2026-11-05.

A different future *for a Buckhead tower.*

Written by Manley Carlton

ONE CAMPUS. THREE DIFFERENT STAGES.



Bars compare existing floor area, not planned residential capacity. Source: Newmark, November 5, 2026.

The owner of Buckhead’s Atlanta Financial Center is working with a partner on a proposal to convert its South tower into about 260 live/work residences. Newmark, the office leasing agent for owner Banyan Street Capital, disclosed the plan on November 5 as the three-tower property took the name APEX Atlanta.

The South tower accounts for about 284,000 square feet of existing office space. Newmark’s announcement did not identify the residential partner or give a construction start, opening date or approval status. The Atlanta Journal-Constitution reported that the tower formerly housed investment bank Robinson-Humphrey.

Banyan Street bought the campus in July 2025 and has started a $4 million upgrade to the 241,000-square-foot APEX North. That work includes the lobby and arrival area. Newmark also described plans for a café and a food and beverage space in the former bank branch along Peachtree Road.

A separate office redevelopment remains in early planning at the 19-story, roughly 386,000-square-foot APEX Tower. The concept calls for a new exterior, replacement building systems and removal of the skybridges. Those changes are part of the concept for that tower, while the North tower renovation is already underway.

The campus is at 3353 Peachtree Road NE, beside the Buckhead MARTA station. For future residents, the station’s proximity could make it easier to get around without a car. A residential plan would show whether there is a direct walking route from the South tower entrance and how move-ins, deliveries and resident parking would work alongside the offices.

The next meaningful milestone for the South tower would be a published residential design or a city permit filing that details the proposed change of use. Either would offer more to evaluate than the headline unit count, including how the building would meet the street and connect to the rest of the campus.

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Source notes and image credits: page 15. Reporting checked 2026-11-05.



The existing Heritage Sandy Springs entertainment lawn in August 2025, shown as downtown context for the City Springs expansion.

City Springs looks *to its next chapter.*

Written by Manley Carlton

Sandy Springs selected Trammell Crow Company, through its residential subsidiary High Street Residential, to lead the next phase of City Springs. The October 20 City Council vote authorized negotiations over the future sale of about 5.5 acres. Rezoning and a sale agreement are separate steps that still have to move forward.

Third and Urban, DSM Real Estate Partners and Hedgewood Homes are supporting the development team, according to the city. The selection followed a competitive solicitation that began in June 2026.

The land lies south of Mount Vernon Highway, near the existing district anchored by City Hall and the Sandy Springs Performing Arts Center. The city’s priorities include shops and restaurants, a boutique hotel, homes and more public gathering space. Final designs and financial terms are still to come.

Across the street, High Street Residential is also developing Hillcrest, a separate 8.1-acre mixed-use project at Mount Vernon Highway and Sandy Springs Circle. Residents following construction and traffic updates should check which project each notice refers to.

Rough Draft Atlanta reported that the development team proposed closing a section of Blue Stone Road. That proposal has practical implications for trips between the civic district and nearby destinations such as Heritage Sandy Springs. The October 20 authorization concerned land negotiations. A street change would need to be confirmed separately.

From a neighborhood perspective, the useful questions are how people would cross Mount Vernon Highway, reach public spaces and get to shops from the surrounding streets. A site plan can show whether those routes will be direct and where parking, loading and pedestrian entrances would sit.

Watch for a rezoning application or hearing notice and any purchase-and-sale agreement that comes back to council. Those records can clarify the proposed uses, the treatment of Blue Stone Road, and the city’s obligations before a land closing. The city’s announcement gives no construction start date.

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Source notes and image credits: page 15. Reporting checked 2026-11-05.

The next link.

The Lindbergh connection still has steps ahead.

Written by Manley Carlton



2.4 MILES PLANNED

An existing Beltline trail. Context image; the planned Lindbergh segment is not pictured.

Atlanta Beltline’s plan for Northeast Trail Segment 3 calls for 2.4 miles of mainline trail between Buford Highway and MARTA’s Lindbergh Center station. The package also includes connectors to PATH400 and the Armour-Ottley commercial district, with access from public streets.

The distinction is practical. The mainline extends the loop, while the connectors are designed to let people leave the trail for a train, reach workplaces in Armour-Ottley or continue onto PATH400. The route has to cross active freight and MARTA rail corridors, a state highway and Peachtree Creek.

The Beltline’s October 9 report says the $25 million federal RAISE grant agreement was executed in January and lists October 2026 as the deadline for construction pricing. The project page reports that design and property acquisition are complete. It still lists the contractor as to be determined.

The agency anticipates a notice to proceed by year-end and a construction start in early 2027. Its October update gives an estimated construction duration of about three years, while a separate status paragraph on the project page gives a longer estimate of about 42 months. An award and confirmed construction schedule are the milestones to watch.

The future segment is closed to public access, including informal use. Use the Beltline’s live map to plan a trip on open sections and check the operator’s updates before relying on the future connection to Lindbergh.

The 35-second, silent video linked on the sources page shows people using an existing Atlanta Beltline trail. It illustrates how the path works alongside shops and housing. Its capture date is unverified, and it does not depict Segment 3 or its construction. Footage courtesy of the Metro Atlanta Chamber, with asset credit to AMB Sports and Entertainment.

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Source notes and image credits: page 15. Reporting checked 2026-11-03.

More room *for families.*

Written by Manley Carlton

30

CURRENT CAPACITY

+36 apartments

Rainbow Village

66

PLANNED CAPACITY

Planned capacity is not current vacancy. Source: Rainbow Village’s November 5, 2026 announcement and ASPIRE program page.

Rainbow Village says construction of two new apartment buildings on its Duluth campus is nearing completion. Its November 5 update describes 36 additional apartments that would expand residential capacity from 30 to 66 families, alongside improvements to adult-learning and family-support space in the existing community center.

The nonprofit has not confirmed an opening date in that announcement. The capacity comparison describes the planned campus, not vacant apartments or families already moved into the new buildings.

The November statement highlights $1.1 million in federal support through a HUD-administered community project funding process and credits U.S. Sen. Raphael Warnock’s efforts. Warnock’s office had already listed the same $1.1 million for 36 Rainbow Village apartments in its April 1, 2026, appropriations announcement.

That earlier record matters: the funding should not be described as a new congressional approval this week. The November update provides a more recent account of construction and service expansion. Neither announcement reviewed establishes a full disbursement schedule.

Rainbow Village’s ASPIRE program offers residential support for families for up to two years. Residents pay below-market rent and work with coaches on financial management, education, employment and family stability. Its current program page still describes space for 30 families.

An eligibility assessment comes first. Applications are provided when a unit is available; review and an interview follow. Families seeking assistance should use the nonprofit’s current intake guidance rather than treat the expansion announcement as an offer of immediate housing.

For Gwinnett readers following the project, the next useful milestones are a confirmed opening, new apartments entering service and updated intake information. Those steps will establish when the planned increase becomes operating capacity.

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Source notes and image credits: page 15. Reporting checked 2026-11-07.

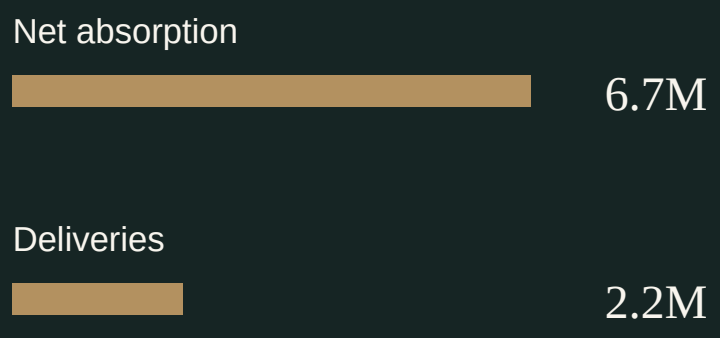
Demand returns.

Atlanta’s warehouses, in context.

Written by Manley Carlton

22.2M

SQUARE FEET LEASED / Q3 2026



Same-quarter figures. CBRE tracks absorption by lease-sign date, rather than completed move-ins.

Atlanta’s industrial market recorded 22.2 million square feet of leasing in the third quarter of 2026, the highest quarterly volume in CBRE’s series. Its October 9 report links the increase to logistics and distribution occupiers restarting expansion plans.

The broader survey recorded 6.7 million square feet of net absorption, compared with 2.2 million square feet of construction deliveries. Direct vacancy was 8.0%.

CBRE defines net absorption as the change in occupied space, but its survey tracks that change by lease-sign date rather than occupancy date. The figure therefore should not be read as a tally of completed move-ins. Leasing volume also includes renewals, which can add activity without an equivalent increase in occupied space.

CBRE’s October 29 big-box study covers traditional warehouses and distribution centers of at least 200,000 square feet. That segment recorded 17.7 million square feet of third-quarter leasing, with buildings constructed after 2010 taking 72% of the activity.

The big-box report lists 15 million square feet of year-to-date absorption and 8.7 million square feet under construction. These are segment-specific measures, with different periods from quarterly leasing; they are not substitutes for the broader market’s quarterly totals.

The broader report identifies Northwest/I-75 and Northeast/I-85 as leading corridors for absorption gains, while smaller and older properties contributed less to the improvement.

For readers assessing a proposed warehouse, the regional picture is background rather than proof of that project’s prospects. Its leasing, road access, construction timing and neighborhood effects still require project-level evidence.

Both studies describe July through September conditions, rather than November leasing activity.

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Source notes and image credits: page 15. Reporting checked 2026-11-08.

The priorities *behind the budget.*

Written by Manley Carlton

$45.6M

PROPOSED 2027 GENERAL FUND



- 39.1% Police
- 9.9% Parks & recreation
- 6.4% Public works
- 44.6% Other functions

Proposed General Fund spending only; capital and other funds excluded. The budget has not been adopted.

Brookhaven residents have another opportunity to weigh in on the city’s proposed 2027 budget before the scheduled November 17 adoption consideration. The City Council held its first public hearing on November 3 and took no action, according to the city’s meeting summary.

The proposal sets a $45.6 million General Fund budget, 6.7 percent above the adopted 2026 budget, and calls for maintaining the 3.85-mill operating property-tax rate. These remain proposed figures; the November hearing did not enact them.

The General Fund supports day-to-day services. In the city’s Budget in Brief, police account for 39.1 percent of proposed General Fund expenditures, parks and recreation for 9.9 percent, and public works for 6.4 percent. The remaining 44.6 percent covers the other departments and functions combined. AREN’s chart groups that remainder to make the allocation easier to compare.

Those percentages describe the General Fund, not every city fund or the full cost of capital projects. Brookhaven separately tracks restricted revenue, capital projects, debt service and internal services. Treating all of those accounts as one interchangeable pool would obscure how the city can use the money.

The proposed $6.2 million Capital Budget includes $2 million for pavement management, continued sidewalk and ADA improvements, and construction procurement for the Windsor/Ashford Dunwoody Road roundabout.

The city also lists construction procurement for Peachtree Creek Greenway Phase II, design work for Phase III, and continued design and engineering for the Peachtree Creek Connector Bridge. A budget allocation, a procurement step and an opening are different milestones; this proposal does not establish that those connections are ready to use.

District 2 Council Member Conor Sen will host a budget town hall on Tuesday, November 10, from 6 to 7 p.m. at Brookhaven City Centre, 4001 Peachtree Road NE. The city invites the public to discuss the proposal and other district concerns.

The next formal budget hearing is scheduled for Tuesday, November 17, at 6:30 p.m. at City Centre, with adoption consideration afterward. The city says virtual participation will be available for the public hearing. Readers can find the full proposal and the shorter Budget in Brief on the city’s budget page.

For residents assessing a particular street or trail, a useful question is which stage the proposed funding would buy: design, land acquisition, procurement or construction. That distinction helps turn a broad spending total into a clearer picture of what could change locally.

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Source notes and image credits: page 15. Reporting checked 2026-11-08.



Goat Farm Arts Center in March 2012. This archival image shows an older campus building, not the new museum.

A permanent place *for contemporary art.*

Written by Manley Carlton

The Museum of Contemporary Art of Georgia has opened its permanent home at 1260 Foster Street NW in West Midtown. The museum’s new building sits beside the Goat Farm’s older brick arts buildings. The archival photograph shows one of those older buildings in 2012.

Mack Scogin Merrill Elam Architects led the design of the new museum. MOCA GA says the space expands its ability to show contemporary art and support artists and educational programs. Visitors arriving via Huff Road should follow Foster Street to the museum entrance.

Wilay Méndez Páez’s The Randomness of the Symbols runs through January 2, 2027. The exhibition brings together steel and iron works that draw on African, Sumerian and Egyptian symbols. It is part of the museum’s Working Artist Project.

The museum lists an artist talk for Tuesday, November 10, from 6:30 to 8:30 p.m. The exhibition page provides separate links for gallery tickets and the talk.

Regular gallery hours are noon to 5 p.m. Tuesday through Saturday. General admission for nonmembers is $15. The museum lists free admission for members, children six and under, military personnel and veterans. Its visit page provides ticket reservations.

Paid parking is available in the deck across from the museum entrance, beneath the Goat Farm apartments. The museum describes parking as limited and encourages carpooling or rideshare. Its visitor page also lists transit and MARTA Mobility information.

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Source notes and image credits: page 15. Reporting checked 2026-11-04.



Garden Lights *stays up later.*

ATLANTA BOTANICAL GARDEN

Archival 2014 Garden Lights display. This photograph does not show the 2026 installation.

Written by Manley Carlton

Atlanta Botanical Garden’s Garden Lights, Holiday Nights runs November 14, 2026–January 10, 2027. This season’s schedule extends to midnight, with final entry at 11 p.m. The Garden also advertises Night Light admission after 9:30 p.m. from $19.95 for adults; that starting price does not establish availability for a particular night.

General admission requires advance purchase before the visit date. Online and phone orders carry a $5 processing fee. Flex Tix permits date changes; without it, the published rebooking charge is $10 per ticket. Review the selected date’s checkout total before paying.

SAGE parking costs $15 during Garden Lights, and multi-visit parking passes do not apply. The facility accepts cards rather than cash. Its regular hourly tariff is therefore the wrong figure to use for this evening outing.

The parking page directs Garden visitors through the Piedmont Avenue entrance to levels four, five and six. It lists accessible parking spaces and elevators. Overnight parking is prohibited. The same page still lists an 11 p.m. closing time, while the holiday event advertises midnight hours; confirm late departure arrangements with the operator if planning to stay until the show closes.

Longleaf diners need event admission as well as a restaurant reservation. The Garden recommends booking dinner at least 15 minutes after the ticketed arrival time. That sequence matters: a dining reservation does not replace the entry ticket.

The venue does not allow outside food or beverages. Dietary needs should be checked with the restaurant before booking; this review did not verify a holiday menu or allergen accommodations. The Garden’s general visitor guidance also says there is no coat or bag check, so plan to carry belongings throughout the outing.

The Garden describes nearly all areas as wheelchair- and scooter-accessible. Complimentary wheelchairs are available in limited numbers, first come, first served, and cannot be reserved. Service animals are permitted; pets are not. Ask the venue about any route-specific access needs before committing to a timed visit.

AREN’s planning assessment: choose the arrival window and transportation together, then add dinner if wanted. A late ticket may suit an evening after another activity, but the unresolved parking-hours discrepancy deserves attention. Live ticket inventory was not readable during this review, so no date is represented as available. The photograph accompanying this guide shows a licensed archival 2014 display, not the 2026 installation.

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Source notes and image credits: page 15. Reporting checked 2026-11-06.

READ BEYOND THE HEADLINE

Five questions. *A clearer picture.*

01

What stage is it in?

A land purchase, rezoning, permit, construction start and opening are different milestones. Look for the document that supports the current stage.

02

What is confirmed?

A developer’s schedule is a forecast. A tenant category is not a signed lease. A rendering explains a design intention, not the finished building.

03

How will people get there?

Look beyond the unit count. Sidewalks, crossings, transit access, loading and parking determine how a project meets the neighborhood.

04

Who benefits from the space?

Ask whether a green, plaza or trail connection will be public, how it will be maintained and when it will become available.

05

What would change the story?

Watch for an issued permit, a filed plan, a named tenant or a confirmed opening. Those updates are more useful than repeating an earlier announcement.

Have a development question for the editorial desk?
info@atlantarealestatenews.net

The sources *behind the stories.*

Article text is adapted from AREN's published reporting. Dates below are the recorded source-check dates. Tap a source name to open the underlying record.

03 / Market

Atlanta REALTORS® / FMLS • September 2026

Checked November 8, 2026.

04 / Development

Greystar — land closing, current development program and anticipated schedule, November 4, 2026

City of Chamblee — development application and design narrative, September 2025

City of Chamblee — January 23, 2026 action letter confirming December 16, 2025 approval and conditions

John Phelan / Wikimedia Commons — Chamblee City Hall photograph, March 20, 2026; CC BY 4.0

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Image license

Image source

Checked 2026-11-05. Photo/graphic: John Phelan / CC BY 4.0; resized. Cropped to fit this edition.

06 / Development

Newmark — November 5 APEX Atlanta announcement, republished by MarketScreener

The Atlanta Journal-Constitution — reporting on the South tower conversion proposal

SS Kennedy Entertainment — Atlanta Financial Center property address

Image source

Checked 2026-11-05. Photo/graphic: Atlanta Real Estate News graphic based on Newmark's November 5 announcement

07 / Development

City of Sandy Springs — October 20 developer selection

City Council — resolutions index, item 2026-10-161

City Springs — downtown redevelopment overview

Rough Draft Atlanta — October 20 council presentation and Blue Stone Road proposal

City of Sandy Springs — existing City Springs district

Image license

Image source

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08 / Development

Atlanta Beltline — Northeast Trail Segment 3 project status

Atlanta Beltline — design and construction update, October 9, 2026

Atlanta Beltline — live trail map

Watch the 35-second Atlanta Beltline context video (silent MP4)

Metro Atlanta Chamber — media library and footage credit

Image source

Checked 2026-11-03. Photo/graphic: Metro Atlanta Chamber / AMB Sports and Entertainment. Context footage still, capture date unverified. Resized with contrast adjustment. Cropped to fit this edition.

09 / Housing & development

Rainbow Village — November 5 construction and funding update

Sen. Raphael Warnock — April 1 federal funding announcement

Rainbow Village — ASPIRE program and intake

Checked 2026-11-07. Photo/graphic: Original chart: Atlanta Real Estate News

10 / Market & Business

CBRE Atlanta Industrial Figures Report Q3 2026 — October9

CBRE Q3 Atlanta Industrial Figures, including methodology on page9

CBRE Atlanta Industrial Big-Box Report Q3 2026 — October29

Image source

Checked 2026-11-08. Photo/graphic: Original chart: Atlanta Real Estate News. Data: CBRE Research.

11 / Policy & Infrastructure

Brookhaven proposed 2027 budget announcement — October 27, 2026

November 3 City Council meeting summary — no budget action taken

Brookhaven 2027 Proposed Budget in Brief — fund structure and allocation, pages 3–5

November 10 District 2 budget town hall — November 4 notice

City budget documents and proposed 2027 sections

Image source

Checked 2026-11-08. Photo/graphic: Original chart: Atlanta Real Estate News. Data: City of Brookhaven, 2027 Proposed Budget in Brief, page 5.

12 / Atlanta Life

MOCA GA — the new museum building

MOCA GA — hours, admission and directions

MOCA GA — Wilay Méndez Páez exhibition and artist talk

BurnAway — archival Goat Farm photograph and license

Image license

Image source

Checked 2026-11-04. Photo/graphic: BurnAway / Wikimedia Commons, CC BY 2.0. March 2012 archival photograph. Resized for the website. Cropped to fit this edition.

13 / Arts & Culture

Atlanta Botanical Garden — Garden Lights 2026–27 dates, ticket rules and dining

Atlanta Botanical Garden — SAGE parking and event rates

Atlanta Botanical Garden — visitor access and policies

Image license

Image source

Checked 2026-11-06. Photo/graphic: Begnaud / Wikimedia Commons · CC BY 3.0 (https://creativecommons.org/licenses/by/3.0/) · Archival December 2014 display; resized. 2026 installations may differ. Cropped to fit this edition.

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